File Box 30

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $109,900.00

Affiant

Return To:
File: 500954

Southeast Title of Tenn.
214 Centerview Drive, Ste. 101
Brentwood, TN 37027

Subscribed and sworn to before me, this 9th day of December, 2005.

Notary Public
My commission expires:

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

02-0511-44439

Address of New Owner:	Send Tax Bills to:	Tax Information
Idis R. Canizales		133-10-0-014
3723 Tibbs Drive	New Owner	
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Darren Warner Green, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Idis R. Canizales, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Leonard Heights, of record in Book 2330, Page 15, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darren W. Green and Donald L. Green, as joint tenants with the specific right of survivorship, by deed from Catherine E. Crawford and husband, Willis L. Crawford, dated April 29, 1994, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Darren Warner Green by Quitclaim Deed from Donald L. Green, dated November 22, 2002, of record in Instrument No. 20021202-0147954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3723 Tibbs Drive, Nashville, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 12/16/05 09:55 2 pgs
Fees:13.00 Taxes:406.63

20051216-0151094

WITNESS my hand this 9th day of December, 2005.

Darren Warner Green

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darren Warner Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 9th day of December, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/8/09

